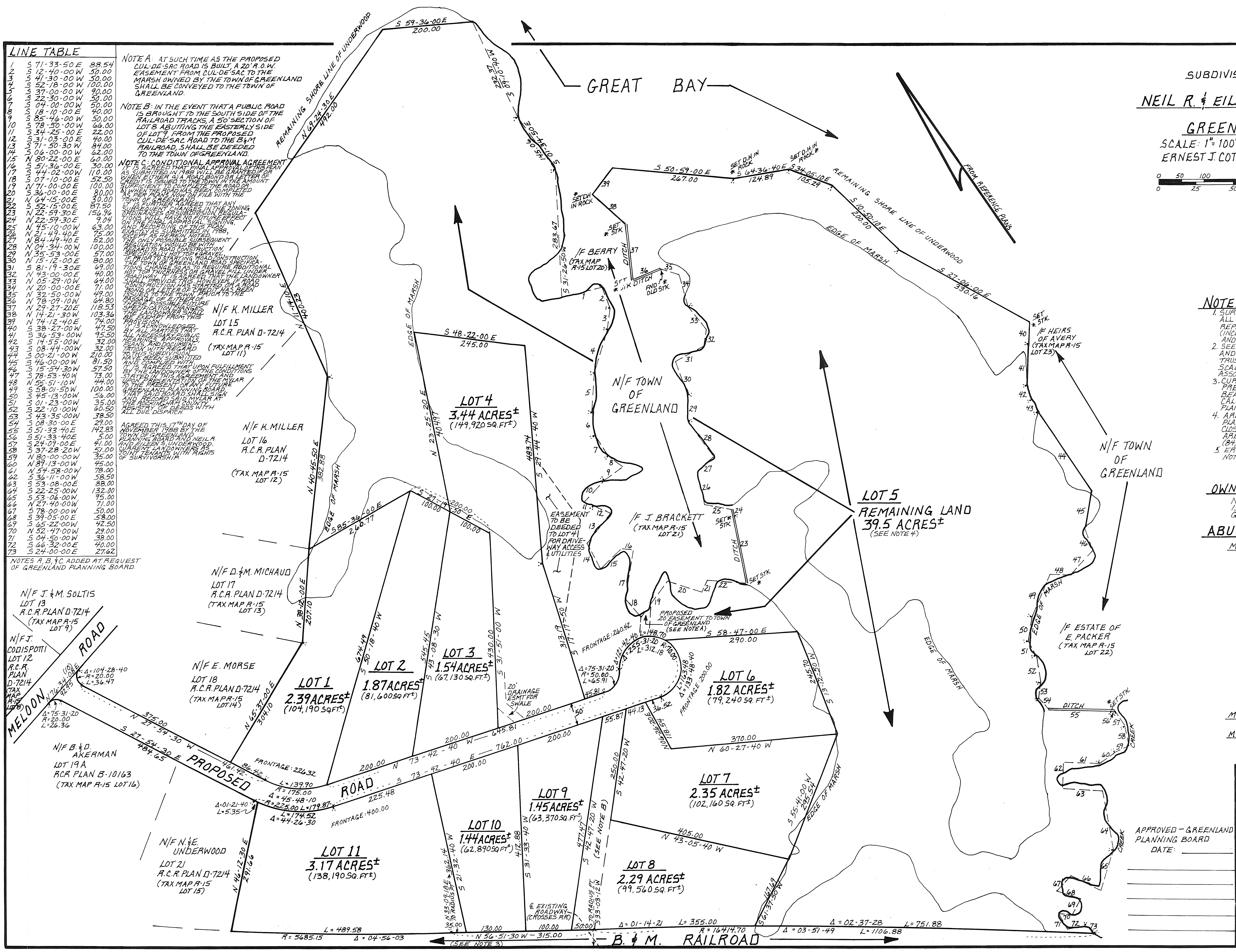
GREAT BAY
REMAINING SHORE LINE OF UNDERWOOD
N 69-24-30 E 492.00
S 59-36-00 E 200.00
232.37 S 09-10-40 W
145.06 S 10-34-50 E
283.67 S 31-26-50 W
S 50-59-00 E 267.00
SET D.H. IN ROCK
S 64-36-40 E 124.89
SET D.H. IN ROCK
S 34-05-10 E 105.29
S 10-50-10 E 200.00
EDGE OF MARSH
S 27-06-00 E 330.16
FROM REFERENCE PLANS
SET D.H. IN ROCK
SET STK
DITCH
N/F BERRY (TAX MAP R-15 LOT 20)
SET STK DITCH
FND OLD STK
N/F TOWN OF GREENLAND
N/F J. BRACKETT (TAX MAP R-15 LOT 21)
SET STK
N/F HEIRS OF AVERY (TAX MAP R-15 LOT 23)
N/F TOWN OF GREENLAND
N/F ESTATE OF E. PACKER (TAX MAP R-15 LOT 22)
CREEK
N/F K. MILLER LOT 15 R.C.R. PLAN D-7214 (TAX MAP R-15 LOT 11)
N 11-14-10 E 400.23
N/F K. MILLER LOT 16 R.C.R. PLAN D-7214 (TAX MAP R-15 LOT 12)
N 40-45-50 E 382.88
S 85-36-00 E 260.77
N/F D. & M. MICHAUD LOT 17 R.C.R. PLAN D-7214 (TAX MAP R-15 LOT 13)
N 38-12-00 E 207.10
N/F J. & M. SOLTIS LOT 13 R.C.R. PLAN D-7214 (TAX MAP R-15 LOT 9)
N/F T. CODISPOTTI LOT 12 R.C.R. PLAN D-7214 (TAX MAP R-15 LOT 8)
MELOON ROAD
N 76-34-08 E 92.95
Δ=104-28-40 R=20.00 L=36.47
Δ=75-31-20 R=20.00 L=26.36
N/F E. MORSE LOT 18 R.C.R. PLAN D-7214 (TAX MAP R-15 LOT 14)
N 65-37-00 E 304.10
N/F B. & D. AKERMAN LOT 19A RCR PLAN B-10163 (TAX MAP R-15 LOT 16)
N 27-54-30 W 375.00
S 27-54-30 E 484.65
461.42
86.42
PROPOSED ROAD
FRONTAGE: 226.32
L=139.90 R=175.00 Δ=45-48-10
R=225.00 L=179.87
L=174.52 Δ=44-26-30
Δ=01-21-40 L=5.35
FRONTAGE: 400.00
225.48
N 73-42-40 W 645.81
S 73-42-40 E 762.00
200.00
N/F N. & E. UNDERWOOD LOT 21 R.C.R. PLAN D-7214 (TAX MAP R-15 LOT 15)
N 46-12-30 E 291.66
LOT 1 2.39 ACRES± (104,190 SQ. FT.±)
LOT 2 1.87 ACRES± (81,600 SQ. FT.±)
674.49 S 50-18-40 W
LOT 3 1.54 ACRES± (67,130 SQ. FT.±)
545.45 S 43-08-30 W
430.00 S 31-51-00 W
20' DRAINAGE ESMT FOR SWALE
LOT 4 3.44 ACRES± (149,920 SQ. FT.±)
S 48-22-00 E 245.00
N 23-25-20 E 404.97
483.74 S 29-44-40 W
S 27-19-50 E 200.00
100.00
100.00
EASEMENT TO BE DEEDED TO LOT 4 FOR DRIVEWAY ACCESS & UTILITIES
313.19 S 17-17-50 W
FRONTAGE: 260.42
Δ=121-42-40 L=148.70
Δ=255-31-20 R=70.00 L=312.18
Δ=75-31-20 R=50.00 L=65.91
45.81
50'
PROPOSED 20' EASEMENT TO TOWN OF GREENLAND (SEE NOTE A)
S 58-47-00 E 290.00
LOT 6 1.82 ACRES± (79,240 SQ. FT.±)
L=163.48 Δ=133-48-40
FRONTAGE: 200.00
36.52
N 06-26-20 E 118.54
245.70 S 13-12-50 W
370.00 N 60-27-40 W
55.87
44.13
LOT 7 2.35 ACRES± (102,160 SQ. FT.±)
250.00 S 42-47-20 W
S 55-41-00 W 295.54
405.00 N 43-05-40 W
LOT 8 2.29 ACRES± (99,560 SQ. FT.±)
477.47 S 42-47-20 W (SEE NOTE B)
167.69 S 61-37-50 W
LOT 9 1.45 ACRES± (63,370 SQ. FT.±)
412.88 S 31-33-40 W
LOT 10 1.44 ACRES± (62,890 SQ. FT.±)
362.14 S 21-32-40 W
N 33-09-18 E TO RADIUS PT
S 33-03-12 W TO RADIUS PT
LOT 11 3.17 ACRES± (138,190 SQ. FT.±)
LOT 5 REMAINING LAND 39.5 ACRES± (SEE NOTE 4)
℄ EXISTING ROADWAY (CROSSES RR)
35.00
130.00
100.00
50.00
N 56-51-30 W - 315.00 (SEE NOTE 3)
L=489.58 R=5685.15 Δ=04-56-03
Δ=01-14-21 L=355.00 R=16414.70
Δ=03-51-49 L=1106.88
Δ=02-37-28 L=751.88
B. & M. RAILROAD

SUBDIVISION OF LAND
FOR
NEIL R. & EILEEN S. UNDERWOOD
IN
GREENLAND, N.H.

SCALE: 1" = 100'   JULY 1988   REVISED SEPT. 1988 EJC
ERNEST J. COTE   HAMPTON, N.H.

0 50 100 200 300 400 FEET
0 25 50 100 METERS

LINE TABLE

1	S 71-33-50 E	88.54
2	S 12-40-00 W	50.00
3	S 41-30-00 W	50.00
4	S 52-18-00 W	100.00
5	S 37-00-00 W	90.00
6	S 22-30-00 W	50.00
7	S 04-00-00 W	50.00
8	S 18-10-00 E	40.00
9	S 85-46-00 W	50.00
10	S 78-50-00 W	66.00
11	S 34-25-00 E	22.00
12	S 31-03-00 E	40.00
13	S 71-50-30 W	84.00
14	S 06-00-00 W	62.00
15	N 80-22-00 E	60.00
16	S 51-36-00 E	30.00
17	S 44-02-00 W	110.00
18	S 07-10-00 E	52.50
19	N 71-00-00 E	100.00
20	S 36-00-00 E	80.00
21	N 64-15-00 E	30.00
22	S 52-15-00 E	87.50
23	N 22-59-30 E	156.96
24	N 22-59-30 E	9.04
25	N 45-10-00 W	63.00
26	N 21-49-40 E	75.00
27	N 84-49-40 E	52.00
28	N 04-34-00 W	100.00
29	N 35-53-00 E	57.00
30	N 15-12-00 E	80.00
31	S 81-19-30 E	69.00
32	N 43-00-00 E	40.00
33	N 05-29-10 W	64.00
34	N 20-00-00 E	71.00
35	N 32-50-00 W	49.00
36	N 78-09-10 W	64.80
37	N 29-27-20 E	118.53
38	N 14-21-30 W	103.36
39	N 74-12-40 E	74.00
40	S 38-27-00 W	47.50
41	S 36-53-00 W	95.50
42	S 14-55-00 W	32.00
43	S 08-44-00 W	32.00
44	S 00-21-00 W	210.00
45	S 46-00-00 W	81.50
46	S 15-54-30 W	57.50
47	S 78-53-40 W	73.00
48	N 55-51-10 W	44.00
49	S 58-01-50 W	100.00
50	S 45-13-00 W	56.00
51	S 01-23-00 W	35.00
52	S 22-10-00 W	60.50
53	S 43-35-00 W	38.50
54	S 08-30-00 E	29.00
55	S 51-33-40 E	142.83
56	S 51-33-40 E	5.00
57	S 24-09-00 E	41.00
58	S 37-28-20 W	51.00
59	N 80-00-00 W	35.00
60	N 89-13-00 W	45.00
61	N 54-58-00 W	78.00
62	S 36-11-00 W	58.50
63	S 53-08-00 E	88.00
64	S 22-25-00 W	132.00
65	S 53-06-00 W	95.00
66	N 27-40-00 W	71.00
67	S 78-00-00 W	50.00
68	S 39-05-00 E	58.00
69	S 65-22-00 W	42.50
70	N 52-47-00 W	29.00
71	S 04-50-00 W	38.00
72	S 66-32-00 E	40.00
73	S 24-00-00 E	27.62

NOTES A, B, & C ADDED AT REQUEST OF GREENLAND PLANNING BOARD.

NOTE A: AT SUCH TIME AS THE PROPOSED CUL-DE-SAC ROAD IS BUILT, A 20' R.O.W. EASEMENT FROM CUL-DE-SAC TO THE MARSH OWNED BY THE TOWN OF GREENLAND SHALL BE CONVEYED TO THE TOWN OF GREENLAND.

NOTE B: IN THE EVENT THAT A PUBLIC ROAD IS BROUGHT TO THE SOUTH SIDE OF THE RAILROAD TRACKS, A 50' SECTION OF LOT 8 ABUTTING THE EASTERLY SIDE OF LOT 9, FROM THE PROPOSED CUL-DE-SAC ROAD TO THE B&M RAILROAD, SHALL BE DEEDED TO THE TOWN OF GREENLAND.

NOTE C: CONDITIONAL APPROVAL AGREEMENT
IT IS AGREED THAT FINAL APPROVAL OF THIS PLAN AS SUBMITTED IN 1988 WILL BE GRANTED IF OR WHEN EITHER a) A ROAD BOND OR LETTER OF CREDIT IS ISSUED TO THE TOWN IN THE AMOUNT SUFFICIENT TO COMPLETE THE ROAD OR b) WHEN THE ROAD HAS BEEN COMPLETED AS PER PLANS NOW ON FILE WITH THE TOWN OF GREENLAND.
IT IS FURTHER AGREED THAT ANY SUBSEQUENT CHANGES IN THE ZONING ORDINANCES OR SUBDIVISION REGULATIONS WILL HAVE NO FUTURE EFFECT ON THE FINAL APPROVAL, SIGNING, AND RECORDING OF THIS PLAN EXACTLY AS SUBMITTED IN 1988, EXCEPT AS HEREIN NOTED.
THE ONLY POSSIBLE SUBSEQUENT REGULATION WOULD BE WITH REGARD TO ROAD CONSTRUCTION, SPECIFICALLY HOT TOP & GRAVEL. IF, PRIOR TO STARTING ROAD CONSTRUCTION, THE TOWN OF GREENLAND ROAD SPECIFICATIONS CHANGE SO AS TO REQUIRE ADDITIONAL HOT TOP THICKNESS OR GRAVEL FILL UNDER ROADWAY, IT IS AGREED THAT THE LANDOWNER SHALL PROVIDE THIS. HOWEVER, IF ROAD CONSTRUCTION HAS STARTED, OR A ROAD BOND OR LETTER OF CREDIT HAS BEEN ISSUED TO THE TOWN, PRIOR TO THE PASSAGE OF EITHER OF THESE POSSIBLE FUTURE SPECIFICATION CHANGES, THE LANDOWNER SHALL BE EXEMPT FROM THIS PROVISION.
IT IS ACKNOWLEDGED BY ALL PARTIES THAT ALL NECESSARY PUBLIC HEARINGS, APPROVALS, PLANS, AND DOCUMENTATION WITH REGARD TO THIS SUBDIVISION HAVE BEEN SUBMITTED AND COMPLIED WITH.
IT IS AGREED THAT UPON FULFILLMENT BY THE LANDOWNER OF THE CONDITIONS STATED IN THIS AGREEMENT AND UPON PRESENTATION OF THE MYLAR TO THE PRESENT OR ANY FUTURE GREENLAND PLANNING BOARD, THAT SAID BOARD SHALL SIGN AND RECORD SAID MYLAR AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS WITH ALL DUE DISPATCH.

AGREED THIS 17TH DAY OF NOVEMBER 1988 BY THE TOWN OF GREENLAND PLANNING BOARD AND NEIL R. AND EILEEN S. UNDERWOOD, CURRENT LANDOWNERS AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.

Ernest J Cote
30 July 1988
9 Sept. 1988 EJC

NOTES

1. SURVEY OF PARENT TRACT BY OTHERS. ALL EXISTING BOUNDARY INFORMATION REPRODUCED FROM R.C.R. PLAN #D-17918 (INCLUDING MONUMENTATION DENOTED BY * AND EDGE MARSH)
2. SEE ALSO: R.C.R. PLAN #D-7214, R.C.R. PLAN #B-10163, AND "SUBDIVISION OF LAND FOR LAND BANK TRUST-GREENLAND IN GREENLAND N.H., SCALE: 1"=100' AUGUST 1976, PARKER SURVEY ASSOC. INC." PLAN #2006, SHEETS 1 AND 2 OF 2 SHTS
3. CURVE LENGTHS ON RAILROAD R.O.W. ARE PRESUMED ARC DEFINITION. RADIAL BEARINGS SHOWN ARE DERIVED FROM CALCULATIONS BASED ON REFERENCE PLANS.
4. AREA OF LOT 5 AS SHOWN IS BASED ON PLAN NOTE 1, CALCULATED AREA WITHIN CLOSURE LINES IS 39.37 ACRES± (1,714,750 SQ FT±). AREA OF PROPOSED ROADWAY - 1.94 ACRES± (84,320 SQ FT±)
5. ERROR OF CLOSURE FOR ALL LOTS DOES NOT EXCEED 1/10,000.

OWNER OF RECORD

NEIL R. & EILEEN S. UNDERWOOD
150 BAYSIDE ROAD   TAX MAP R-15
GREENLAND, N.H. 03840   LOT 19

ABUTTERS

MAP R-15 LOT 8 JOHN C. CODISPOTTI
3 MELOON RD
GREENLAND, N.H. 03840

LOT 9 JOHN J. & MARION F. SOLTIS
5 MELOON RD
GREENLAND, NH 03840

LOT 10 WILLIAM R. & SUSAN D. McCARTHY
7 MELOON RD
GREENLAND, N.H. 03840

LOT 11 } LOT 12 } KATHRYN C. MILLER
3 GRANDVIEW TERRACE
EXETER, N.H. 03833

LOT 13 DEAN R. & MARIA P. MICHAUD
54 GRANITE POST GREEN
NORTH HAMPTON, N.H. 03862

LOT 14 EVELYN MORSE
6 MELOON RD PO BOX 146
GREENLAND, NH 03840

LOT 15 NEIL R. & EILEEN S. UNDERWOOD
150 BAYSIDE ROAD
GREENLAND, N.H. 03840

LOT 16 BRADLEY W. & DEBORAH AKERMAN
4 MELOON RD
GREENLAND, N.H. 03840

LOTS 20-23 TOWN OF GREENLAND

MAP R-16 LOT 16 BOSTON & MAINE CORP.
IRON HORSE PARK
NO. BILLERICA, MA. 01862-1685

MAP R-18 LOT 1 DORSEY A. SPENCER
& D. BURDELL
103 HILLCREST ESTATES
PORTSMOUTH, N.H. 03801

APPROVED - GREENLAND PLANNING BOARD
DATE: ____________

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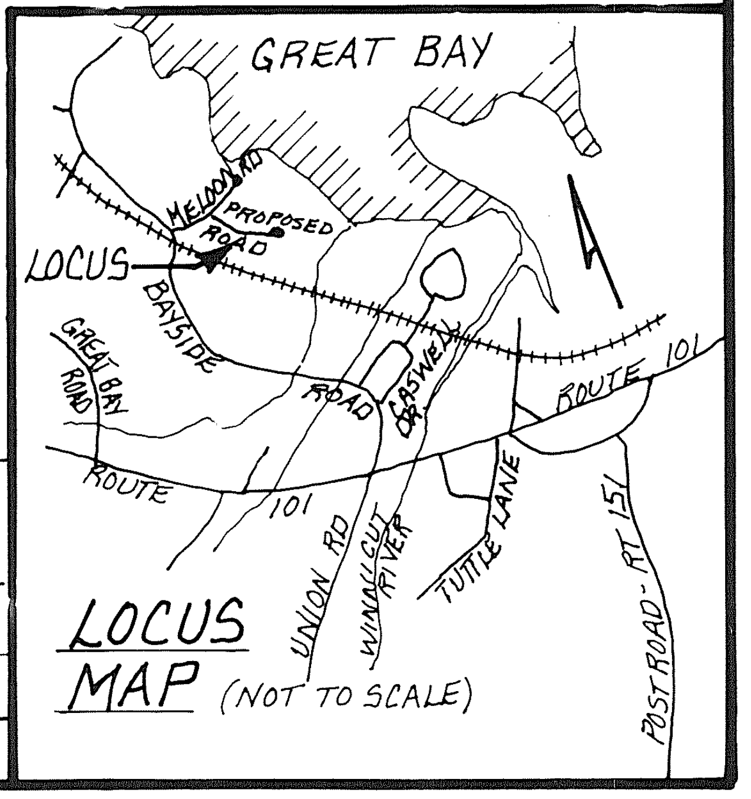

GREAT BAY
LOCUS
MELOON RD
PROPOSED ROAD
BAYSIDE
GREAT BAY ROAD
ROAD
CASWELL DR.
ROUTE 101
ROUTE 101
UNION RD
WINNICUT RIVER
TUTTLE LANE
POST ROAD - RT 151

LOCUS MAP (NOT TO SCALE)

91ss

SOIL CLASSES ....

FROM USDA-SCS SOIL SURVEY 7/83

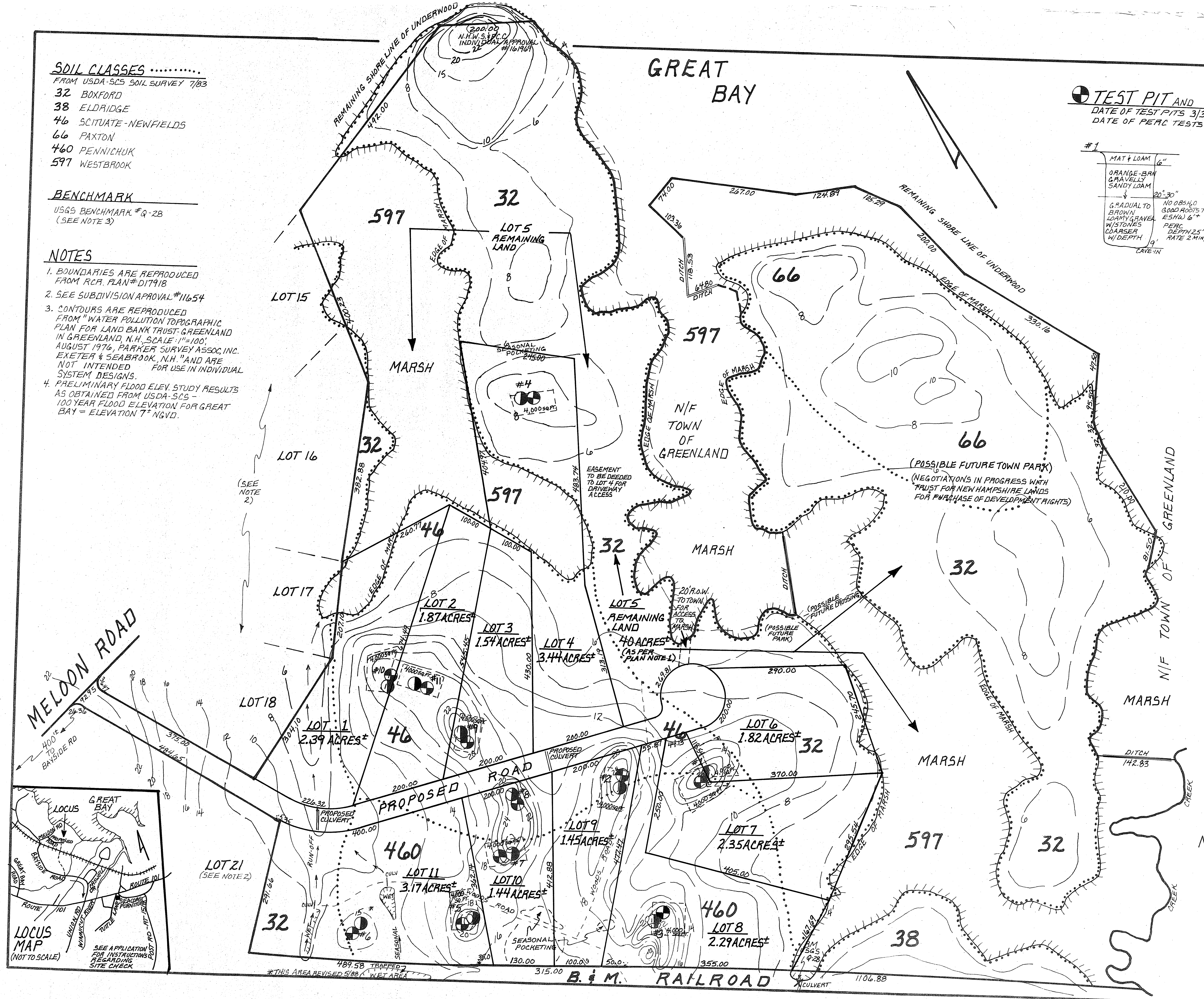
32	BOXFORD
38	ELDRIDGE
46	SCITUATE-NEWFIELDS
66	PAXTON
460	PENNICHUK
597	WESTBROOK

BENCHMARK

USGS BENCHMARK #Q-28
(SEE NOTE 3)

NOTES

1. BOUNDARIES ARE REPRODUCED FROM RCR. PLAN #D17918
2. SEE SUBDIVISION APROVAL #11654
3. CONTOURS ARE REPRODUCED FROM "WATER POLLUTION TOPOGRAPHIC PLAN FOR LAND BANK TRUST-GREENLAND IN GREENLAND, N.H., SCALE: 1"=100', AUGUST 1976, PARKER SURVEY ASSOC, INC. EXETER & SEABROOK, N.H." AND ARE NOT INTENDED FOR USE IN INDIVIDUAL SYSTEM DESIGNS.
4. PRELIMINARY FLOOD ELEV. STUDY RESULTS AS OBTAINED FROM USDA-SCS - 100 YEAR FLOOD ELEVATION FOR GREAT BAY = ELEVATION 7± NGVD.


GREAT BAY
REMAINING SHORE LINE OF UNDERWOOD
200.00 N.H.W.S.&P.C.C. INDIVIDUAL APPROVAL #161969
LOT 5 REMAINING LAND
MARSH
EDGE OF MARSH
SEASONAL POCKETING
#4
4,000 SQ.FT.
EASEMENT TO BE DEEDED TO LOT 4 FOR DRIVEWAY ACCESS
N/F TOWN OF GREENLAND
DITCH
(POSSIBLE FUTURE TOWN PARK)
(NEGOTIATIONS IN PROGRESS WITH TRUST FOR NEW HAMPSHIRE LANDS FOR PURCHASE OF DEVELOPMENT RIGHTS)
LOT 15
LOT 16
(SEE NOTE 2)
LOT 17
LOT 18
MELOON ROAD
400± TO BAYSIDE RD
LOT 1 2.39 ACRES±
LOT 2 1.87 ACRES±
LOT 3 1.54 ACRES±
LOT 4 3.44 ACRES±
LOT 5 REMAINING LAND 40 ACRES± (AS PER PLAN NOTE 1)
20' R.O.W. TO TOWN FOR ACCESS TO MARSH
(POSSIBLE FUTURE PARK)
(POSSIBLE FUTURE CROSSING)
LOT 6 1.82 ACRES±
LOT 7 2.35 ACRES±
LOT 8 2.29 ACRES±
LOT 9 1.45 ACRES±
LOT 10 1.44 ACRES±
LOT 11 3.17 ACRES±
LOT 21 (SEE NOTE 2)
PROPOSED ROAD
PROPOSED CULVERT
WOODS ROAD
RUN-OFF
CULV
WET
SEASONAL
TRAPPED WET AREA
*THIS AREA REVISED 5/88
B.& M. RAILROAD
BM SGS Q-28
CULVERT
CREEK
N/F TOWN OF GREENLAND
32
38
46
66
460
597
LOCUS
GREAT BAY
MELOON RD
PROPOSED ROAD
BAYSIDE ROAD
GREAT BAY ROAD
ROUTE 101
UNION RD
WINNICUT RIVER
CASWELL DR
TUTTLE LANE
SEACOAST FURNITURE
POST RD - RT 151
LOCUS MAP (NOT TO SCALE)
SEE APPLICATION FOR INSTRUCTIONS REGARDING SITE CHECK

TEST PIT AND PERCOLATION TEST DATA

DATE OF TEST PITS 3/31/88 - TOWN INSPECTOR: F. BECK
DATE OF PERC TESTS 4/27/88

#1
MAT & LOAM 6"
ORANGE-BRN GRAVELLY SANDY LOAM 20"-30"
GRADUAL TO BROWN LOAMY GRAVEL W/STONES COARSER W/DEPTH 9'
CAVE-IN
NO OBS H_2O
GOOD ROOTS TO 6'+
ESHW 6'+
PERC DEPTH 25" RATE 2 MIN/IN

#2
MAT & LOAM 6"
ORANGE-BRN MED TO COARSE SAND (SLIGHTLY LOAMY) 48"
BROWN MED TO COARSE SAND 6'-7'
BONEY GRAVEL W/STONES 10'
CAVE-IN
NO OBS H_2O
ROOTS TO 6'+
ESHW@6'+
PERC DEPTH 24" RATE 1 MIN/IN

#3
MAT & LOAM 6"
ORANGE-BRN GRAVELLY LOAMY SAND 36"
BROWN LOAMY COARSE SAND & GRAVEL COARSER W/DEPTH 11'
NO OBS H_2O
ROOTS TO 6'+
ESHW@6'+
PERC DEPTH 24" RATE 1 MIN/IN

#4
ROOT MAT 3"
ORANGE-BRN FINE SANDY LOAM 12"
BROWN SILTY FINE SANDY LOAM 36"
BROWN GRAVELLY LOAMY MED TO COARSE SAND 9'
OBS H_2O@8'
ROOTS TO 4'
ESHW@4'
PERC DEPTH 26" RATE 14 MIN/IN

#5
GRAVELLY LOAM & MAT 6"
LT. ORANGE BRN LOAMY FINE TO MED SAND W/GRAVEL 36"
MED. TO DARK BROWN LOAMY COARSE SAND & GRAVEL 10'
NO OBS H_2O
ROOTS TO 6'+
ESHW@6'+
PERC DEPTH 24" RATE 2 MIN/IN

#6
GRAVELLY LOAM & MAT 6"
LT. ORANGE-BRN LOAMY FINE TO MED SAND W/GRAVEL (SOMEWHAT FIRM IN PLACE) 18"
ORANGE-BRN TO BROWN LOAMY COARSE SAND & GRAVEL (LESS LOAMY & COARSER W/DEPTH 10'
OBS H_2O@9'
ROOTS TO 6'+
ESHW@6'+
PERC DEPTH 25" RATE 1 MIN/IN

#7
MAT & LOAM 6"
ORANGE-BRN GRAVELLY LOAMY FINE SAND 36"
BROWN LOAMY MED TO COARSE SAND W/GRAVEL & ROTTEN COBBLES (SOME INTERMITTENT VEINS OF GRAY-BROWN SILTY FINE SAND 10'+
NO OBS H_2O
ROOTS TO 7.5'
ESHW@7.5'
PERC DEPTH 24" RATE 4 MIN/IN

#8
MAT & LOAM 6"
LT. REDDISH BROWN LOAMY FINE TO MED. SAND (GRAVELLY) 30"-36"
MED. REDDISH BROWN LOAMY MED TO COARSE SAND & GRAVEL 10'
NO OBS H_2O
ROOTS TO 7'
ESHW@6'+
PERC DEPTH 26" RATE 4 MIN/IN

#9
MAT & LOAM 6"
ORANGE BRN LOAMY FINE SAND (FRIABLE) 24"-30"
VERY GRAVELLY LOAMY FINE TO MED SAND-MIXED LT & MED. BROWN (SOMEWHAT FIRM IN PLACE)-INCREASING SILTS W/DEPTH 84"
GRAY-BROWN MED SAND 10'
NO OBS H_2O
ROOTS TO 5'
ESHW@5'
PERC DEPTH 30" RATE 12 MIN/IN

#10
MAT & LOAM 6"
LT. YELLOW-BRN LOAMY FINE SAND (FRIABLE) W/SOME GRAVEL 24"-30"
VERY GRAVELLY LOAMY FINE TO MED SAND, MED & LIGHT BROWN (SOMEWHAT FIRM IN PLACE) 9'
NO OBS H_2O
ROOTS TO 5'
ESHW@5'
PERC DEPTH 30" RATE 14 MIN/IN

#11
DATE 4/1/88
LOGGED BY CLIENT ~~& TOWN INSPECTOR~~
SAME AS #10 (ROCKY AT 6')
NO OBS H_2O
ROOTS TO 4'9"
ESHW@4'9"
PERC DEPTH 30" RATE 14 MIN/IN

PLAN OF PROPOSED SUBDIVISION
FOR
NEIL R. & EILEEN S. UNDERWOOD
IN
GREENLAND, N.H.

SCALE: 1"=100'   MAY 1988

STOCKTON SERVICES
HAMPTON, N.H.

FOR N.H.W.S. & P.C.C. SUBDIVISION APPROVAL 91